



WILLIAMS
HARLOW
FOR SALE
020 8642 5316

Gander Green Lane, Cheam, London
Offers In Excess Of £550,000 - Freehold

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HARLOW

4 2 2











Williams Harlow Cheam – Great location, impressive décor, spacious accommodation and private rear garden with gym set up in summer house; what's not to love. Offered without an onward chain, this excellent family home is close to really good bus routes into Morden and Cheam, Cheam High school and the local shops in most directions. Four bedrooms, two bathrooms, kitchen dining room with separate lounge impress. View now.

The Property

Decorated with care and maintained with love, this house radiates good vibes. Accommodation includes four bedrooms, two bathrooms, lounge, kitchen dining room. The décor is comfortable and modern and it's likely you can move in and enjoy. As the seller is selling without an onward chain there is some possibility for furniture and white good negotiation as well.

Outside Space

Block paved to front for two cars and a large mature garden to rear. The rear garden measures over 100 ft and is pretty and private. There is decking off the house (might need some TLC). The outbuilding are of interest and gain, the summer house has a smart gym set up whilst the shed is handy for any storage you need.

The Local Area

The nearest train station is West Sutton (walkable in 10 mins), with Cheam Village not that far away in any case. The road is lined with well-maintained properties. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs.

Why You Should View

Whilst the location is ultra convenient and the garden pretty, its the interior of the house which really sets this house apart as a home. Ranking high among its peers only viewing will explain why.

Vendor Thoughts

"We have always been local having grown up in the area and knew we wanted to stay local if possible. The options for an easy life really work well for us, there is so much choice when it comes to grocery shopping, eating out or transport"

Features

Four Bedrooms - Semi Detached - Two Bathrooms - 100 Ft Rear Garden - Summer House - Shed - Lounge - Kitchen Dining Room - Character Features

Benefits

Close to Cheam High - Close to Shops - Close to Bus Routes - Walkable to Train Station - Walkable to Parks - No Work Required - Parking

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
SL7 – Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park

Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

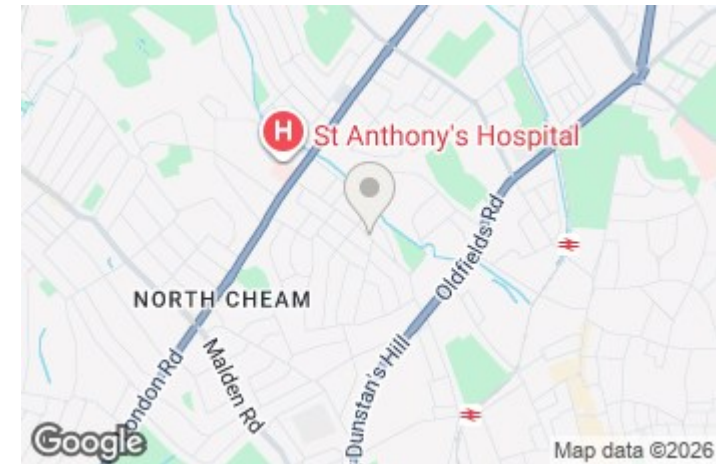
Council Tax and EPC

C AND TBC

Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



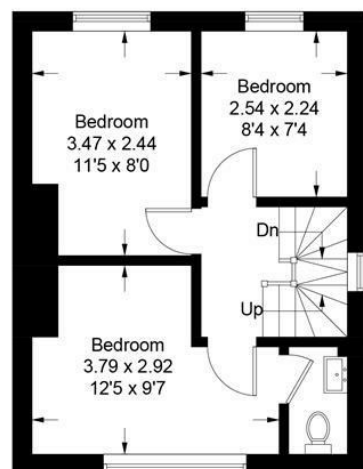
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft
Outbuilding = 21.8 sq m / 235 sq ft
Total = 124.7 sq m / 1343 sq ft



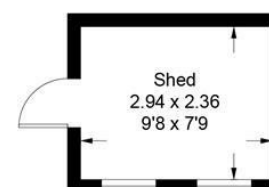
Ground Floor



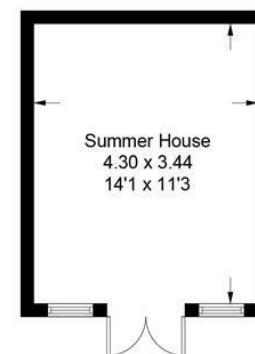
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1274492)

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